065.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,018,600 / 1,018,600
					USE VALUE:	1,018,600 / 1,018,600
					ASSESSED:	1,018,600 / 1,018,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
201	-203	MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWIS DANIEL B/ETAL
Owner 2:	LEWIS CATALINA
Owner 3:	
Street 1:	203 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 2431 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6971.000	622,200		396,400	1,018,600
Total Card	0.160	622,200		396,400	1,018,600
Total Parcel	0.160	622,200		396,400	1,018,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.00 | /Parcel: 419.00

Legal Description

User Acct: 41715

GIS Ref:

GIS Ref:

Insp Date: 06/11/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	622,200	0	6,971.	396,400	1,018,600		Year end	12/23/2021
2021	104	FV	595,400	0	6,971.	396,400	991,800		Year End Roll	12/10/2020
2020	104	FV	595,700	0	6,971.	396,400	992,100	992,100	Year End Roll	12/18/2019
2019	104	FV	436,300	0	6,971.	368,000	804,300	804,300	Year End Roll	1/3/2019
2018	104	FV	436,300	0	6,971.	368,000	804,300	804,300	Year End Roll	12/20/2017
2017	104	FV	410,400	0	6,971.	322,700	733,100	733,100	Year End Roll	1/3/2017
2016	104	FV	410,400	0	6,971.	294,400	704,800	704,800	Year End	1/4/2016
2015	104	FV	367,900	0	6,971.	260,500	628,400	628,400	Year End Roll	12/11/2014

!5607!

PRINT

Date	Time
12/30/21	02:28:08

LAST REV

Date	Time
03/02/19	13:51:17
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5607

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERNANDEZ ALFON	26002-168		1/29/1996		275,000	No	No		Y

USER DEFINED

Prior Id # 1:	41715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2007	990	Re-Roof	5,000					
7/10/1997	388	Manual	16,500					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2009	Measured	189	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
7/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6971		Sq. Ft.	Site		0	70.	0.81	12			Med. Tr	-10					396,354						396,400	

Total AC/HA:	0.16003	Total SF/SM:	6971	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	396,354	Spl Credit		Total:	396,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13656163
Const Adj.:	0.98010004
Adj $ / SQ:	200.510
Other Features:	140500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	697576
Depreciation:	75338
Depreciated Total:	622238

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

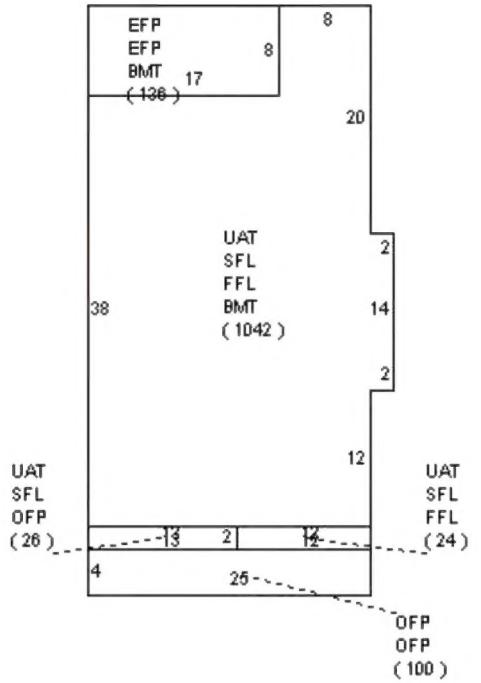
No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	200.51
Special Features:	0	Val/Su Net:	151.50
Final Total:	622200	Val/Su SzAd	288.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,178	60.150	70,860
SFL	Second Floor	1,092	200.510	218,957
FFL	First Floor	1,066	200.510	213,744
UAT	Upper Attic	273	140.360	38,317
EFP	Enclos Porch	272	36.490	9,926
OFP	Open Porch	226	23.330	5,272

Net Sketched Area:	4,107			Total:	557,076
Size Ad	2158	Gross Area	4926	FinArea	2431

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

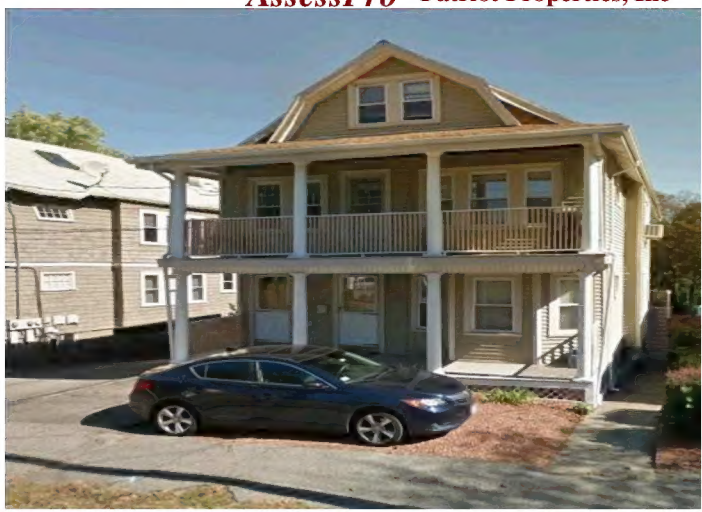
SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc